Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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24a Wiseman Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$2,300,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/10/2020	to	31/12/2020		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	300 Riversdale Rd HAWTHORN EAST 3123	\$1,435,000	21/11/2020
2	304 Riversdale Rd HAWTHORN EAST 3123	\$1,350,000	28/11/2020
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2021 13:06



Date of sale

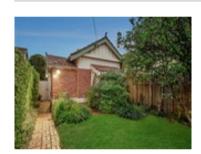






Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2020: \$2,300,000

Comparable Properties



300 Riversdale Rd HAWTHORN EAST 3123 (REI)

3 = 2

Price: \$1,435,000 Method: Auction Sale Date: 21/11/2020

Property Type: House (Res)

Agent Comments

Though on a main road, this property provides a slightly larger allotment of 407sqm approx.; however, like 24A Wiseman Street, will require updating.



304 Riversdale Rd HAWTHORN EAST 3123

(REI)

— 3 **—** 1 **—**

Price: \$1,350,000 **Method:** Auction Sale **Date:** 28/11/2020

Property Type: House (Res) **Land Size:** 396 sqm approx

Agent Comments

Though on a main road, this property provides a slightly larger allotment of 396sqm approx.; however, like 24A Wiseman Street, will require updating.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There have been a number of semi-detached property sales within a 2km radius over the previous 6 months; however, there are a number of factors (e.g. location, renovations/extensions, car accomodation, etc.) that differentiate these listings from 24A Wiseman Street, Hawthorn East.

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